

LAND USE APPLICATION SUMMARY

Property Location: 919 Minnehaha Parkway West
Project Name: Hainey Residence
Prepared By: Suado Abdi, City Planner, (612) 673-2467
Applicant: Peter and Kari Hainey
Project Contact: John Daly, Revision, LLC
Request: To construct a single-family dwelling.
Required Applications:

Variance	To allow development on a steep slope in the SH Shoreland Overlay District to allow the construction of new single family dwelling.
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SITE DATA

Existing Zoning	RI District AP Airport Overlay District SH Shoreland Overlay District
Lot Area	7,800 square feet / 0.18 acres
Ward(s)	13
Neighborhood(s)	Lynnhurst; adjacent to Kenny
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Lyndale Avenue)
Small Area Plan(s)	<u>South Lyndale Corridor Plan (2006)</u>

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 919 Minnehaha Parkway West, is located in the RI Single Family District, AP Airport Overlay District, and SH Shoreland Overlay District. The lot measures approximately 60.1 feet by 130 feet (7,800 square feet). The site contains a 2-story single family dwelling that was built in 1941 and a detached garage on rear of the lot.

There is an approximately 13.7 feet grade change from the front of the lot to Minnehaha Parkway West. The elevation change on the front of the lot makes it a steep slope because there is an average slope of at least 27 percent measured over a horizontal distance of at least 50 feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Surrounding properties within 350-foot radius are single family homes zoned RI and R1A Single Family Districts. Minnehaha Creek is to the north of the site. Three blocks to the west of the site is Lyndale Avenue South.

Date Application Deemed Complete	August 24, 2016	Date Extension Letter Sent	September 7, 2016
End of 60-Day Decision Period	October 23, 2016	End of 120-Day Decision Period	December 22, 2016

PROJECT DESCRIPTION. On April 1, 2016, a building permit was submitted to significantly remodel and build additions to the front and rear including a half-story to the existing 2-story house. The proposed remodel exceeded 60% demolition; therefore, it is considered a new single family dwelling. The property was identified as a historic resource within the Minnehaha Parkway Potential Historic District. On August 9, 2016, the Heritage Preservation Commission approved the demolition of the single family house. The proposed project utilizes the existing foundation that meets all applicable setbacks including the proposed additions on the front and rear of the house. To allow the construction of the new single-family house, the applicant has applied for steep slope variance in the Shoreland Overlay District.

On the front elevation, the design of the proposed half-story combines a cross gable roof attached to a shed dormer. This combination does not meet the dormer definition of half-story listed below because 1) the width of the cross gable roof attached to the shed dormer exceeds the 50 percent of the width of the house, 2) the cross gable attached to the shed dormer is less than 3 feet from gable roof end, and 3) the cross gable interrupts the eave edge of the primary gable roof. The applicant had revised the plans in order to comply with part 1 of the half-story definition listed below. For these reasons, the proposed house is considered to be 3-stories.

Per 520.160, the zoning code Story, half. A partial story that meets the following criteria:

1. Habitable space located under a gable or hip roof and all of the roof rafters shall be located within two (2) feet of the floor joists, except at gable ends or where dormers are allowed.
2. Dormers on the half story will meet the following standards.
 - a. The total width of all dormers on any façade will not exceed fifty (50) percent of the width of the wall of the floor below the half story roof.
 - b. Dormers will be located no closer than three (3) feet from any end-of-house corner of the floor below and any gable end wall.
 - c. Dormers will not extend beyond the wall below and will not interrupt the eave edge of the hip or gable roof.

In the Shoreland Overlay District, the maximum height of a single-family dwelling is 2.5 stories or 28 feet, whichever is less. The highest point of the roof of a single-family dwelling with a gable roof is 33 feet. The proposed project complies with the required height but does not meet the number of stories as the project does not meet the definition of half-story. In addition to the steep slope variance, a height variance is required.

CONTINUANCE. At the applicant's request, the application was continued from the September 15, 2016, Zoning Board of Adjustment meeting to September 29, 2016. The applicant contends that the proposed house is 2.5 stories and not 3-stories as determined by the Zoning Administrator. The applicant has decided to appeal the Zoning Administrator's determination that the proposed half-story is indeed a story.

On September 19, 2016, the applicant submitted an application to appeal the Zoning Administrator's determination of the half-story definition. In accordance with MCO 525.70, the applicant must first withdraw the existing shoreland variance application in order to appeal the decision of the Zoning Administrator.

525.70. - Pending applications. (a) In general. No new application for zoning approval for the same project or proposal shall be accepted or deemed complete for purposes of Minnesota Statutes section 15.99, until all previous applications for such project or proposal have been finally acted upon or withdrawn.

Therefore, staff is recommending the application be continued one cycle to the October 13, 2016, Zoning Board of Adjustment meeting to allow sufficient time to review the appeal application and send out notice of the public hearing.

PUBLIC COMMENTS. No public comment has been received as of writing the report. Any correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by John Daly for the property located at 919 Minnehaha Parkway West:

A. Variance to allow development on a steep slope in the Shoreland Overlay District.

Recommended motion: Continue the application to the October 13, 2016, Zoning Board of Adjustment meeting.